

**ORDINANCE NO. 010301-74**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3004 MONTOPOLIS DRIVE, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in File C14-00-2265, as follows:

A 0.7929 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 3004 Montopolis Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

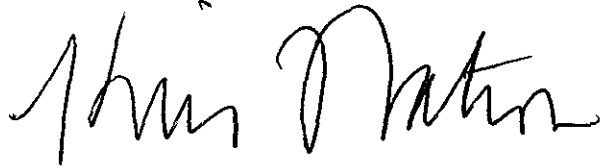
**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on March 12, 2001.

**PASSED AND APPROVED**

March 1, 2001

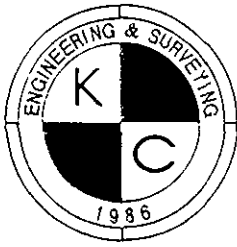
§  
§  
§



Kirk Watson  
Mayor

**APPROVED:** Andrew Martin  
Andrew Martin  
City Attorney

**ATTEST:** Shirley A. Brown  
Shirley A. Brown  
City Clerk



# K.C. ENGINEERING, INC.

AUSTIN • TAYLOR • MARBLE FALLS

1801 SOUTH MOPAC EXPRESSWAY, SUITE 150  
AUSTIN, TEXAS 78746  
OFFICE 512.306.8585 FAX 512.330.0737  
www.kcengineering.com

## EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION

BEING 0.7929 OF ONE ACRE OF LAND, SURVEYED BY K.C. ENGINEERING, INC., OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER OF TWO (2) TRACTS OF LAND CONVEYED TO CLYDE BOATMAN BY J. CODY AND MILDRED R. BOYD IN DEEDS RECORDED IN VOLUME 1288, PAGE 390 AND VOLUME 2269, PAGE 281, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.7929 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rebar found in the existing northwest right of way line of Montopolis Drive (R-O-W width varies) for the most northerly corner of a 0.0632 of one acre tract of land conveyed to the State of Texas in Deed filed for record September 25, 1998 in Volume 13276, Page 56, Real Property Records of Travis County, Texas, for the most southerly corner of a called 0.918 of one acre tract of land conveyed to Faith Fellowship Inc. recorded in Volume 6666, Page 2193, Deed Records of Travis County, Texas and for the most easterly corner of the remainder of the Clyde Boatman Tracts;

THENCE along the existing northwest right of way line of Montopolis Drive (R-O-W width varies) said right of way line being the northwest line of said 0.0632 of one acre tract and the southeast line of the remainder of said Clyde Boatman tracts the following two (2) courses:

1. South 37°20'01" West a distance of 127.58 feet to a calculated point;
2. South 28°12'42" West (Bearing Basis) a distance of 74.41 feet to a 1/2 inch iron rebar found for the westernmost corner of said 0.0632 of one acre tract, the most southerly corner of the remainder of said Clyde Boatman tracts, the westernmost northerly corner of a 0.877 of one acre tract of land conveyed to the State of Texas in Deed recorded in Document No. 2000006415, Official Public Records of Travis County, Texas, and the northeast corner of Lot 5A, Block A, of the Amended Plat of Lots 4 And 5 Block A Brock Bluebonnet Subdivision, according to the map or plat thereof recorded in Volume 100, Page 278, Plat Records of Travis County, Texas;

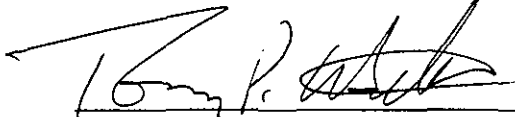
THENCE North 62°31'13" West (called North 60°17' West) along the southwest line of said Clyde Boatman tracts and the northwest line of said Lot 5A a distance of 164.94 feet to the most westerly corner of said Clyde Boatman Tracts and the most southerly corner Lot 4A of said Amended Plat of Lots 4 And 5 Block A Brock Bluebonnet Subdivision, from which a 60d nail found bears, North 04°35'12" East a distance of 0.35 feet;

THENCE along the northwest line of said Clyde Boatman tracts and the southeast line of said Lot 4A the following two (2) courses:

1. North 27°22'22" East (called North 27°43' East) a distance of 99.98 (called 100.00) feet to an iron pipe found;
2. North 27°37'15" East a distance of 100.04 (called 100.00) feet to a calculated point for the most northerly corner of said Clyde Boatman tracts and the most westerly corner of said called 0.918 acre tract;

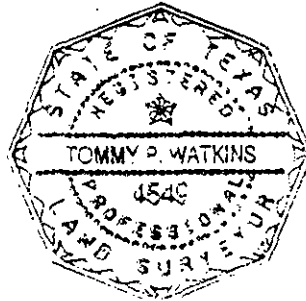
THENCE South 62°32'35" East (called South 60°26' East) along the northeast line of said Clyde Boatman tracts and the southwest line of said called 0.918 acre tract a distance of 187.66 feet to the POINT OF BEGINNING.

This parcel contains 0.7929 of one acre of land, more or less, out of the Santiago Del Valle Grant, in Travis County, Texas. All bearings are based on the Map of the Proposed right of way of State Highway No. 71 Account No. 8014-1-75.



Tommy P. Watkins  
Registered Professional Land Surveyor  
State of Texas No. 4549

December 15, 2000  
Date



Project Number: 566-01  
Attachments: Survey Drawing L:ATR-SDV-Boatman\dwgs\5660101.dwg  
L:ATR-SDV-Boatman\FNOTES\5060101.doc  
Created on 12/15/2000

# SANTIAGO DEL VALLE GRANT TRAVIS COUNTY, TEXAS

SCALE IN FEET

100 50 0 100

NORTH

## LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ⊙ IRON PIPE FOUND
- ⊗ 1/2" IRON REBAR W/ALUMINUM CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- (R.P.R.T.C.) REAL PROPERTY RECORDS OF TRAVIS COUNTY
- (O.P.R.T.C.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- (D.R.T.C.) DEED RECORDS OF TRAVIS COUNTY
- (P.R.T.C.) PLAT RECORDS OF TRAVIS COUNTY

AMENDED PLAT OF LOTS 4 & 5 BLOCK A  
BROCK BLUEBONNET SUBDIVISION  
Volume 100, Pages 278-279  
P.R.T.C.

LOT 4A

Fnd. 60d Nail  
N04°35'12"E  
0.35'

LOT 5A

AMENDED PLAT OF LOTS 4 & 5 BLOCK A  
BROCK BLUEBONNET SUBDIVISION  
Volume 100, Pages 278-279  
P.R.T.C.

STATE HIGHWAY  
NO. 71

LOT 5  
J. CODY BOYD  
SUB. SEC. 2  
Volume 7, Page 66  
P.R.T.C.  
FAITH FELLOWSHIP INC.,  
(0.918 AC.)  
Volume 6666, Page 2193  
D.R.T.C.

CLYDE BOATMAN  
(0.46 AC.)  
Volume 1288, Page 390  
D.R.T.C.

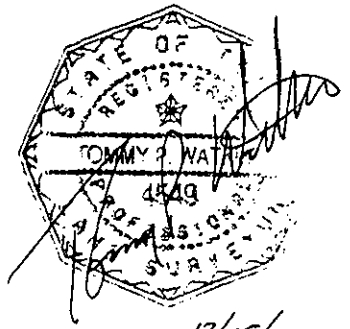
CLYDE BOATMAN  
(0.46 AC.)  
Volume 2269, Page 281  
D.R.T.C.

THE STATE OF TEXAS  
(0.0632 AC.)  
Volume 13276, Page 56  
R.P.R.T.C.

0.7929 Acres

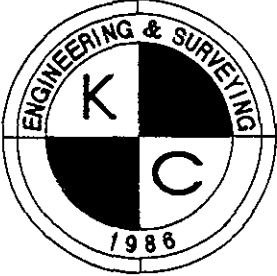
LINE	DIRECTION	DISTANCE
L1	S37°20'01"W	127.58'
L2	S28°12'42"W	74.41'
L3	N27°22'22"E	99.98'
L4	N27°37'15"E	100.04'

THE STATE OF TEXAS  
(0.877 AC.)  
Document No. 2000006415  
O.P.R.T.C.



SHEET 01 of 03

PROJECT: TR-SDV-BOATMAN
JOB NUMBER: 566-01
DATE: 12/13/2000 SCALE: 1" = 100'
DRAWING: I:\tr-sdv-boatman\dwgs\5660101.dwg
FIELDNOTES: I:\tr-sdv-boatman\lnotes\5660101.doc
SURVEYOR: tpw
TECHNICIAN: tpw
PARTYCHIEF: JD
FIELDBOOKS: 317/63
FILE NO: 5660101



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010301-74

NUFACTURING CO.

MI

78-010

HI-TECH  
CO.

MI  
78-10

SP89-0038C

00-2046  
(PEND.)

UNDEVELOPED

AVICES

C14-00-0041  
P  
C.O.A.  
SUBSTATION

SP94-0089C

LI-CO

93-0144

OLTORE STREET EAST

SP-05-0140C

OFFICE

85-117RC  
78-220

LI

SP-90-82C

SP90-0082C  
OXYGEN SUPPLY  
CO.

GR

SP-90-0040C

VETERANS  
ADMINISTRATION  
CLINIC

GR

LI-CO

SP-90-0132C

93-0144

SP97-0465C

79-40

GR

MONTOPLIS DRIVE

MOBILE HOME SALES

79-185

SP97-0327C

SF-2

SF-2

TRUCK SALES

BEN WHITE BOULEVARD EAST  
STATE HIGHWAY 71 EAST

MOBILE HOME

GAS/CONV.  
STORE

SP85-443C

SP97-0071C

CS

79-214

95-0111

SP-90-0092C

SP-00-2080C

MOBILE HOME SALES

MOBILE HOME  
SALES

MOBILE HOME SALES

86-047

BRANCH

LI-CO

SP-90-0124C

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: D.PERRYMAN



CASE #: C14-00-2265

ADDRESS: 3004 MONTOPLIS

SUBJECT AREA (acres): 0.860

ZONING EXHIBIT B

DATE: 00-12

INTLS: BAR

CITY GRID  
REFERENCE  
NUMBER

K17



1" = 400'

0103 01-74